This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 708150 DEEDWARRSP
09/01/2021 09:35:30 AM 6 pgs
Fees: $33.00 Taxes: $4,717.50
20210901-0117668

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Mary Phrachak Sith Phrachak 507 Elysian Fields Road Nashville, TN 37211	Mary Phrachak Sith Phrachak 507 Elysian Fields Road Nashville, TN 37211	092-15-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, GRACELEE HOUSE, LLC, a Tennessee limited liability company, hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto SITH PHRACHAK and MARY E. PHRACHAK, husband and wife, as joint tenants (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of August, 2021, but is effective as of the 27th day of August, 2021.

GRANTOR:

GRACELEE HOUSE, LLC,
a Tennessee limited liability company

By: _____
Name: Austin Thigpen
Its: Managing Member

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Austin Thigpen, the Managing Member of Gracelee House, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Managing Member executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of August, 2021.

My Commission Expires:

3.25.24

_____
Notary Public

CAROLE M. MASON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF Davidson.

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,275,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 27 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 9/07/21

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

Tract being land in the 21st District, Davidson County, Tennessee, and being a portion of Lot 6 of Polk Vs Elliston as recorded in Plan Book 1, page 105, of Davidson County Chancery Court. Tract being bounded on the north and east by Lot 2 of the Friendship House Subdivision as recorded in Plat Book 7900, Page 9, Register's Office Davidson County, Tennessee, (RODC); bounded on the south and east by Lot 1 of the said Friendship House Subdivision; and bounded on the west by the eastern Right of Way (ROW) of 23rd Avenue North. Tract being described as follows:

POINT OF BEGINNING being a 1/2" iron rod old on said eastern ROW and being the southeast corner of said Lot 2; thence along the common line of said Lot 2 north 59 degrees 26' 45" East 100.08 feet to a 3/8" iron rod old; thence along the common lines of said Lots 1 and 2 South 30 degrees 42' 27" East 62.96 feet to an iron rod new; thence along the common line of said Lot 1 South 59 degrees 27' 01" West 100.08 feet to an iron rod new on said Eastern ROW; thence along said ROW North 30 degrees 42' 28" West 62.95 feet to the point of beginning.

Tract contains 6,300 square feet or 0.14 acres.

Being the same property conveyed to GRACELEE HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ALDEN HORTON, III AND WIFE, JULIE GARNER HORTON, of record in Instrument No. 20140703-0058647, dated July 2, 2014, said Register's Office. Being further conveyed to GRACELEE HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from GRACELEE HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140703-000058656, dated July 2, 2014, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2021 and subsequent years, a lien not yet due and payable.
2. All matters that would be shown on an updated ALTA survey of the Property.
3. All matters of record.
4. The rights of tenants in possession.
5. Subject to all zoning, building, and other laws affecting the Property.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

Melissa Ann Foster
Affiant Signature

8/24/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

My Commission Expires: 07/24/2023
Date

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY